

CITY COUNCIL ATLANTA, GEORGIA

Municipal Clerk Atlanta, Georgia

05-O-0097

A SUBSTITUTE ORDINANCE BY:

Z-04-152 Date Filed: 12-14-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1800-1816 Memorial Drive**, S.E. be changed from the R4A (Single Family Residential) District to the RG-3 C (Residential General-Sector 3 Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 206, 15th District, Dekalb County, Georgia., being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

<u>SECTION 3.</u> That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

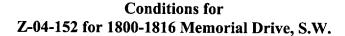
<u>SECTION 4.</u> That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

ADOPTED by the City Council
APPROVED by the Mayor

March 21, 2005 March 25, 2005

Municipal Člerk



- 1. Site plan titled Harbour Vines Atlanta, GA, by Martin Riley Associates Architects, P.C. dated August 11, 2004 and revised December 14, 2004, and stamped as received by the City of Atlanta Bureau of Planning on December 14, 2004.
- 2. The community will not be gated.
- 3. Intact fencing will be maintained throughout the site's periphery.
- 4. Building height will not exceed 35 feet.
- 5. Total number of units will be maintained at less than or equal to 110 total.
- 6. Dumpsters for trash disposal will be fully screened from view on three sides and will be positioned on elevated concrete pads.

STE/EXTERIOR SCOPE OF WORK

- 1. REWORK DRIVERAVING TO PROVIDE MORE PARKING WHILE RELOCUTED OVERALL AMOUNT OF PAYING.
 2. REPARKEDLACE ASTRAIL.
 3. REVINEE ROSITIVE DRAINAGE STRUCTURES.
 4. ROVIDE POSITIVE DRAINAGE STRUCTURES.
 5. SELANDE POSITIVE DRAINAGE.
 5. SELANDE AND STRUCTURES.
 6. SELANDE AND STRUCTURES.
 7. REPROPER CASE RETAINED WALLS.
 8. REVOIDE RAVIOLE AND STRUCTURES.
 9. NEW POOL IN EXITING LOCATION.
 10. ROVIDE REV COMMONTY SUILDING.
 11. REMOVED RAVIOLATE AND STRUCTURES.
 12. REVORE DRAINER AND STRUCTURES.
 12. REVORE DRAINER AND STRUCTURES.
 13. REVORE MANTERANCE SPACE BELOW BUILDING.
 14. REVORE DRAINER AND STRUCTURES.

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- 13. PIPE DOWNSPOUTS/ADD SPLASHBLOCKS, 14. REVINSPER-MCE BESTING PERMETTS FENCE. 15. REW BUNGSTER COMPACTOR. 16. REW DUNGSTER COMPACTOR. 17. PICMO GAZEDO WITH BRICHES, TABLES, & GRILL. 18. EQUIPPED FLAY ARRA.
- 19. NEW LANDSCAPING THROUGHOUT.
 20. NEW ENTRY SIGN.
 11. NEW SIJIE LIGHTING (WALL PACS ON BUILDING & POLES DY
 11. NEW SILLE LIGHTING (WALL PACS ON BUILDING & POLES DY
 - 22. REMODEL/EXPAND LAUNDRY ROOM UNDER BUILDING 23. PRIVATE WATER METER SYSTEM.

ZONING ANAL YSIS / SITE PLAN REQUIREMENTS HARBOUR VINES

LOCATION

1800 - 1816 MEMORIAL. DRIVE 15th DISTRICT OF DEKALB COUNTY DECATUR, GA

ZONING: EXISTING ZONING: R-4-A PROPOSED ZONING: RG-3

LOT AREAS: NET LOT AREA: 3.JVI ACRES (230312 S.F.) GROSS LOT AREA: 5.479ACRES (238,652 S.F.)

FLOOR AREA:
MAXIMUM ALLOWABLE F.A.R.: 0.696
MAXDAUM ALLOWABLE S.F.: 0.696 x.G.L.A.(238,652) = 83,050 S.F.
PROPOSED RESIDENTIAL S.F.: 96,386 S.F.
PROPOSED F.A.R.: 96,386 / 238,652 = 0,405 USE. 400

NUMBER OF UNITS: 110 PROPOSED RESIDENTIAL UNITS

OPEN SPACE REQUIREMENTS:
REQUIRED TOTAL OPEN SPACE: 0.72 x GL.A(738,652) = 171,829 S.F.
REQUIRED TOTAL OPEN SPACE: 0.42 x GL.A(738,652) = 105,007 S.F.
PROPOSED TOTAL OPEN SPACE: WILL EXCRED 171,829 S.F.
PROPOSED USABLE OPEN SPACE: WILL EXCRED 105,007 S.F.

- SETBACKS, RG-3.
 FROMT YARD (MEMORIAL DRIVE): 40' EXISTING
 WEST SIDE YARD: EXISTING
 RAT'S SIDE YARD: EXISTING
 REAR YARD: EXISTING
 REAR YARD: EXISTING

MAXIMUM ALLOWABLE BUILDING HEIGHT: NO RESTRICTION PROPOSED BUILDING HEIGHT: 35' MAXIMUM BUILDING HEIGHT

PARKING REQUIREMENTS: REQUIRED RESIDENTIAL: 1.2 SPACES PER UNIT: 1.2 x 110 UNITS = 132 SPACES PROVIDED RESIDENTIAL: 134 SPACES

2-04-152

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MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

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MACHURCH STREET SUTTE 200 DECATURE GEORGIA 2000-1229 404-171-200

EXHIBIT "A"

Harbour Vines I

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 206 of the 15th District of DeKalb County, Georgia, and more particularly described as follows:

Beginning at a point on the northerly right-of-way of Memorial Drive (60 foot right-of-way) which point is located 330 feet west of the intersection of the said northerly right-of-way of Memorial Drive with the right-of-way of Dearborn Street (40 foot right-of-way) and running thence north 90°00' west a distance of 241.35 feet to a point, which point is 365 feet to the eastern right-of-way of Clay Street (40 foot right-of-way); thence north 00°18' east a distance of 150.00 feet to a point; thence north 90°00' west a distance of 200.00 feet to a point; thence north 80°00' wast a distance of 423.70 feet to a point; thence south 89°05' east a distance of 283.90 feet to a point; thence south 00°04' east a distance of 158.20 feet to a point; thence south 88°36' east a distance of 150 feet to a point; thence south 00°04' east a distance of 106 feet to a point; thence south 00°04' east a distance of 106 feet to a point; thence south 00°37' east a distance of 301.30 feet to a point; thence south side of Memorial Drive and the point of beginning.

Together with

Harbour Vines II

All that tract or parcel of land lying and being in Land Lot 206 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found located on the northerly right-of-way line of Memorial Drive (said Memorial Drive having a 60 ft. right-of-way) 210.0 feet westerly, as measured along the northerly right-of-way line of Memorial Drive, from the point formed by the intersection of the northerly right-of-way line of Memorial Drive with the westerly right-of-way line of Dearborn Street (said Dearborn Street having a 40 ft. right-of-way); thence North 89 degrees 56 minutes West, as measured along the northerly right-of-way line of Memorial Drive, 120.0 feet to an iron pin found; thence North 00 degrees 37 minutes West, 300.0 feet to an iron pin set; thence South 88 degrees 16 minutes East, 120.0 feet to an iron pin set; thence South 00 degrees 38 minutes East, 296.50 feet to an iron pin found BEING THE TRUE POINT AND PLACE OF BEGINNING.

The above courses and distances are taken from that certain Plat of Survey prepared by Perry E. McClung, Georgia Registered Land Surveyor, dated June 14, 1984, revised March 12, 1986, and which Survey by reference thereto is incorporated herein; said tract or parcel of land being improved property known as 1816 Memorial Drive, Atlanta, DeKalb County, Georgia, according to the most recent system of numbering in said County and said tract or parcel of land being reflected on said Survey as a 0.821 acre tract.

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RECEIVED

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ROOM

Atlanta City Council

Regular Session

MULTIPLE

04-0-1838,2078,1847 & 05-0-0324,0325, 0319,0097,0111 ADOPT

> YEAS: 11 NAYS: 0

ABSTENTIONS: 0 NOT VOTING: 2

EXCUSED: 1

ABSENT 2

NV Smith Y Archibong Y Moore Y Mitchell Y Starnes Y Fauver B Martin Y Norwood Y Young Y Shook E Maddox Y Willis Y Winslow Y Muller B Sheperd NV Borders

05- ○ -0097	First P	First Reading	FINAL COUNCIL ACTION
(Do Not Write Above This Line)	Chair Referred To		Readings /
AN ORDINANCE Z-04-152	Committee	Committee	□ Consent □ V Vote ☑ RC Vote
· · · · · · · · · · · · · · · · · · ·	Date	Date	CERTIFIED
J. J.	Chair	Chair	
An Ordinance to rezone property from the R4A (Single Family Residential) District to the RG-3 (Residential General-Sector 3) District, property	Action Fav, Adv, Hold (see rev. side)	Action Fav, Adv, Hold (see rev. side)	
located at 1800-1816 Memorial Drive , fronting approximately 361 feet along the northerly side	Mombon	Monthor	
of Memorial Drive and approximately 284 feet along the southerly side of Dixie Street (an	MELLIDELA	WEIDERS	MAR 2 1 2005
unopened right-of-way). Property is also located			
Street right-of-way.			
Depth: Varies: Area: Approximately 5.301 acres, Land Lot 206, 15 th District, Dekalb			Agency of the second of the se
County, Georgia. OWNER: JOHN REDMON			
APPLICANT: ASA JOHNSON NPU-O COUNCIL DISTRICT 5	Refer To	Refer To	
ADOPTED BY	2 Sopprittee	Committee	
MAR 2 1 2005	Marc Bate/6, 2015	Date	The second of th
CONSENT REFER	D'internal	Chair	
	Fay, Adv, Hold (see rev. side)	Fav, Adv, Hold (see rev. side)	MAYOR'S ACTION
1st ADOPT 2nd READ & REFER	Carca	Cura	
D PERSONAL PAPER REFER	Members	Members	
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Date Referred	Lowe in Spear		X (1)
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